



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Approve Final Map and Improvement Agreement for Towne Ranch, Unit No. 7, Tract No. 2880

MEETING DATE: December 16, 1998

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Towne Ranch, Unit No. 7 development:

1. Approve the final map for Towne Ranch, Unit No. 7, Tract No. 2880, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Appropriate \$2,769.10 for payment for oversize water mains.

BACKGROUND INFORMATION: The subdivision is located east of the Woodbridge Irrigation District canal, south of Turner Road and west of the Towne Ranch, Unit No. 5 development as shown on Exhibit A. The development consists of 64 single-family residential lots.

Towne Ranch Associates, developers of the Towne Ranch, Unit No. 7 subdivision, have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees for the proposed subdivision. The Development Impact Mitigation Fees for water, wastewater, street, and storm drain facilities have not been paid.

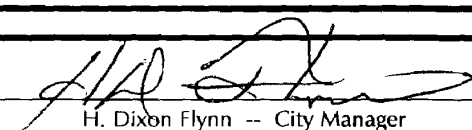
The developers have requested that the impact fees normally collected prior to map approval by the Council be paid at the close of the escrow established for the loan to fund the development. Staff feels this is a reasonable arrangement to facilitate the project and recommends Council approve the payment of impact fees through the escrow. Staff will issue a demand for payment and instruct the title company that the map may not be filed until monies for the payment of the impact fees have been deposited in escrow. The Agreement provides for payment within 60 days; after that, interest will be charged.

The developer will receive credits against fees for oversize master plan water mains to be constructed with the Towne Ranch development in conformance with LMC §16.40, Reimbursements for Construction.

### Turner Road Landscaping and Irrigation System

On February 14, 1995, Council modified the conditions of approval placed on the tentative map by the Planning Commission regarding landscaping and irrigation along the reverse frontage fence on Turner Road. The modified conditions required that the developer pay a tree planting fee and fence maintenance fee and that the City pay for the balance of the landscaping and irrigation system and assume responsibility for future maintenance.

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

The developer has paid the tree planting fee and fence maintenance fee as required. The developer is to provide plans for the landscaping and irrigation system to the approval of the Public Works Director. The plans are not yet complete. Payment for the City-funded portion of the landscaping and irrigation system will be handled under the terms of an addendum to the Improvement Agreement which staff will present to Council for approval when the plans are complete and the actual costs are known.

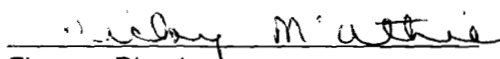
Turner Road Improvements and Reconstruction

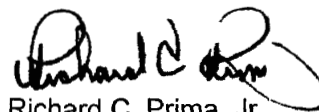
Street widening improvements, including striping, on Turner Road were required as part of the Towne Ranch, Unit No. 5, and Bridgetowne, Unit No. 1 projects. Since repairs to the existing pavement in Turner Road between the Woodbridge Irrigation District canal and Lower Sacramento Road were included in the Pavement Maintenance Program for 1996, and since underground utilities were to be installed in Turner Road with the Towne Ranch and Bridgetowne projects, the scheduled repair work for the existing roadway fronting those projects was also included in the plans for those developments. The responsibility for the Towne Ranch, Unit No. 5 portion of the repair work was subsequently transferred to the Bridgetowne, Unit No. 1 project under the terms of an addendum to the Improvement Agreement for the Bridgetowne development approved by Council on May 7, 1997. Due to construction delays with the Bridgetowne project, the required Turner Road pavement work has not been completed.

In order to expedite the completion of the Turner Road street widening and repairs and preserve the structural integrity of the street section, the work previously to be done with the Bridgetowne development has been included as part of the Towne Ranch, Unit No. 7 project. The approximate limits of the work are shown on Exhibit B. Reimbursement for the City-funded portion of the work, and distribution of reimbursement credits previously applied to the Bridgetowne development for their portion of the work, will be handled under the terms of addenda to the improvement agreements for the Towne Ranch, Unit No. 7, and Bridgetowne, Unit No. 1 projects which will be presented to Council for approval when the actual costs have been ascertained.

FUNDING: IMF - Water Facilities (budgeted; unappropriated) \$2,769.10

Funding Available:

  
Finance Director

  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/lm

Attachments

cc: Senior Civil Engineer Fujitani  
Towne Ranch Associates  
Baumbach & Piazza



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

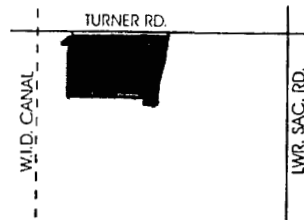
## EXHIBIT A

TOWNE RANCH #7

BRIDGETOWNE SUBDIVISION



LODI PARK-WEST SUBDIVISION



VICINITY MAP

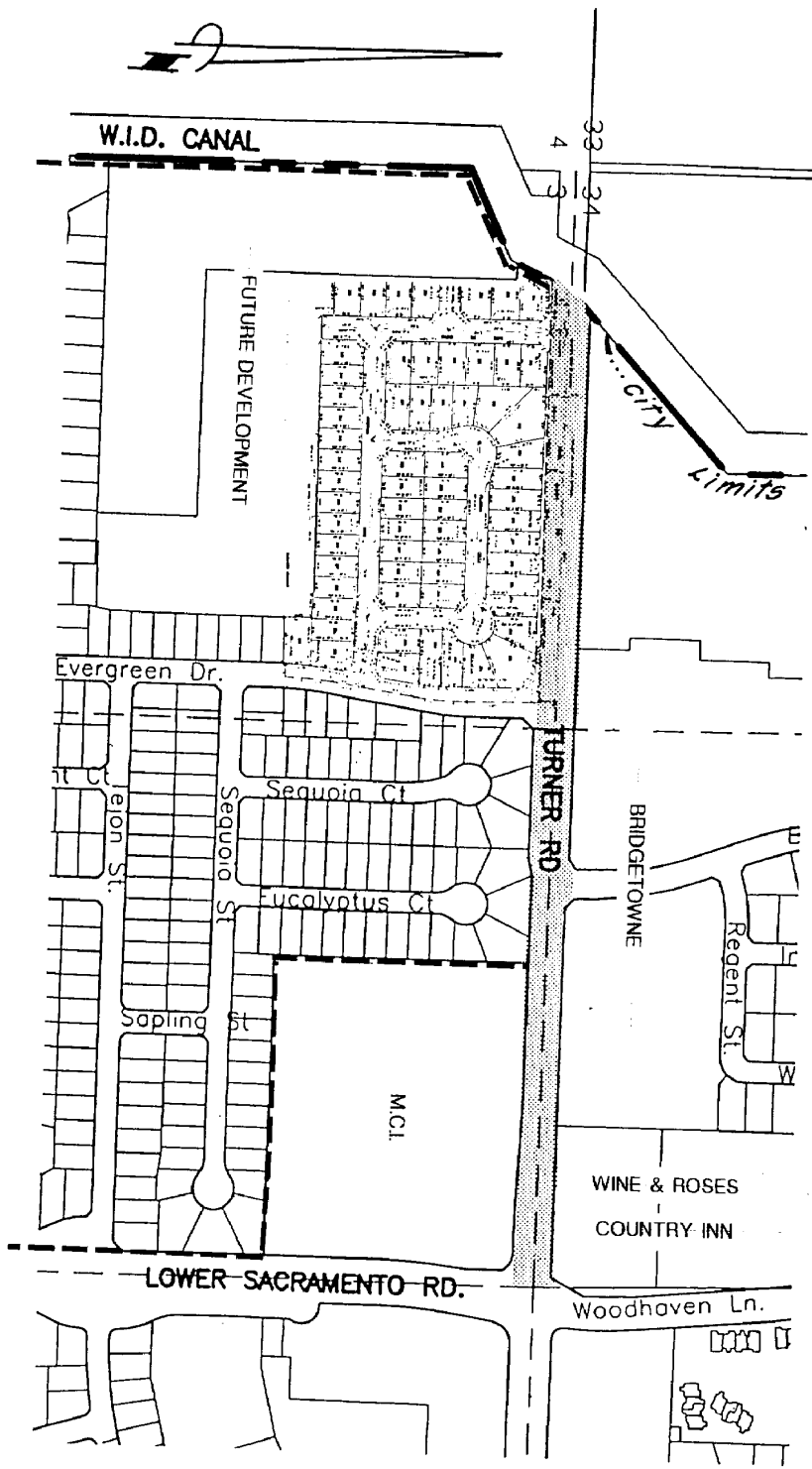


EXHIBIT B

CITY OF LODI  
PUBLIC WORKS DEPARTMENT



CITY COUNCIL

KEITH LAND, Mayor  
STEPHEN J. MANN  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
ALAN S. NAKANISHI  
PHILLIP A. PENNINO

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710

December 10, 1998

H. DIXON FLYNN  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RANDALL A. HAYS  
City Attorney

Towne Ranch Associates  
P. O. Box 1597  
Lodi, CA 95241

Baumbach & Piazza  
323 West Elm Street  
Lodi, CA 95240

SUBJECT: Approve Final Map and Improvement Agreement for Towne Ranch,  
Unit No. 7, Tract No. 2880

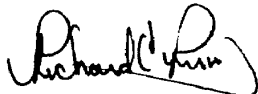
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 16, 1998. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800, ext. 659.



Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Enclosure

cc: City Clerk